

## FOR SALE MULTI LET OFFICE INVESTMENT

**519.4 SQ M (5,591 SQ FT)**



**35 HIGH STREET  
SANDRIDGE  
ST ALBANS  
AL4 9DD**

See important notice overleaf

# 01438 816396

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## 35 HIGH STREET, SANDRIDGE, ST ALBANS, AL4 9DD

**DESCRIPTION & SITUATION** The premises comprise a three storey brick built property currently divided to provide 18 lettable rooms together with ancillary toilets and kitchen accommodation. The property also has the benefit of 16 car parking spaces.

The property is prominently situated on the High Street of Sandridge some 2½ miles from St Albans City Centre with its excellent shopping facilities and mainline railway station which provides fast and frequent services to London (Kings Cross/St Pancras).

**FEATURES**

- GAS FIRED CENTRAL HEATING**
- 16 CAR PARKING SPACES**
- MALE AND FEMALE WC'S**
- KITCHENS**

**FLOOR AREAS** Floor areas are based on net internal and approximate only

	(sq m)	sq ft
	519.4 sq m	5,591 sq ft
<b>Total Net Internal Area</b>	<b>519.4 sq m</b>	<b>5,591 sq ft</b>

**TERMS** The property is for sale freehold.

**LEASES** The property is currently let on a number of leases with a total net income of £92,229 per annum (full schedule of tenancies available upon request).

**PRICE** Offers Invited  
SUBJECT TO CONTRACT

**LEGAL COSTS** Each party is to be responsible for their own legal costs.

**VIEWING** Strictly by appointment through sole agents  
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### Important Notice

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